WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $3,750.00

- - - - Thirty seven Hundred Fifty & 00/100 - - - - - - - - - - **DOLLARS** cash in hand paid by T. K. Jones and wife, Elezabeth Hodge Jones, the receipt of which is hereby acknowledged,

WE, Sally Payne Petty, Mary Payne Davis, Pamela Payne Donnell, John D. Payne and John M. Payne

have bargained and sold, and by these presents do transfer and convey unto the said T. K. Jones and wife, Elizabeth Hodge Jones, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as Tract No. 4 on a plan made by Geo. W. Watkins, Surveyor, November 7, 1950, showing division of a 84-Acre Tract known as the Payne Lands, and described according to said Watkins survey, as follows:

Beginning at an iron pipe in the south margin of a 25-foot roadway, at the corner of Tracts 1 and 4 shown on said survey, in the northeast line of Tract 3; thence with the line between Tracts 1 and 4 as follows: North 1° east 360 feet to an iron pipe, and north 27° 10' east 481 feet to a stone, the northeast corner of Tract 4 and the southeast corner of the Reeves Spring lot; thence with the south line of said Spring lot, north 89° 30' west 459 feet to a post; thence south 38° 30' west 393 feet to an iron pin at a 10-inch elm, a corner of Tract No. 3; thence with the line between Tracts 3 and 4, south 78° east 236.5 feet to an iron pipe in the margin of a 25-foot roadway, and continuing with the line between Tracts 3 and 4, and along the margin of said roadway, as follows: South 3° 45' east 67 feet, south 9° east 100 feet, south 21° 15' east 100 feet to a point, and south 34° 45' east 225 feet to the beginning, containing 5.5 acres, more or less. Together with an easement for the right of ingress and egress across Tracts 1 and 2 as shown on said Watkins Survey, and subject to the easement across the property herein described for the use and benefit of other parties, in and to certain roadways, as shown on said survey.

Being property vested in Mary Payne Davis, Pamela Payne Donnell, Sally Payne Petty and John Davis Payne, as the only heirs at law of Mrs. Johnny Davis Payne, deceased. An easement is hereby excepted and reserved for the use and benefit of other parties in and to certain roadways shown on Plan made by Geo. W. Watkins, Surveyor, dated 11/7/1950.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. K. Jones and wife, Elizabeth Hodge Jones, their

heirs and assigns, forever.

And we **do covenant with the said** T. K. Jones and wife, Elizabeth Hodge Jones **that** we **are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, Sally P. Petty, Mary P. Davis, Pamela P. Donnell, John D. Payne, John M. Payne **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** T. K. Jones and wife, Elizabeth Hodge Jones, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 20 day of November, 19 50

Sally Payne Petty
Mary Payne Davis
Pamela Payne Donnell
John D. Payne
John M. Payne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos. A. Merritt, a Notary Public in and for said County and State, the within named Sally Payne Petty, Mary Payne Davis, Pamela Payne Donnell, John D. Payne and John M. Payne,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20 day of November, 19 50.

Commission expires: 1-10-54

NOTARY PUBLIC DAVIDSON CO. TENN.

Thos. A. Merritt
Notary Public